

APPLICATION OF ETHICAL CONDUCT IN QUANTITY SURVEYING FOR BETTER PERFORMANCE IN SRI LANKAN CONSTRUCTION INDUSTRY

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ABSTRACT

Ethical conduct of the Quantity Surveyors in Sri Lankan construction industry is a crucial factor which influences the performance of the Sri Lankan construction sector as it is identified as a highly fragmented and vast industry. In this research paper application of the ethical conduct among the Quantity Surveying professionals toward the better performance of the construction industry has been assessed. This dissertation presents the level of practicing the ethical conduct within the construction sector by the Quantity Surveyors, factors influence the Quantity Surveyors' ethical behavior and the best methods to enhance the ethical performance among them with identifying benefits which can be experienced by the construction sector due to enhancing the ethical conduct. Data was collected through questioners and interviews while the questioners were sent out through emails to the Quantity Surveyors according to simple random sampling technique and face to face and telephone interviews were carried out using purposive sampling technique. Collected data from questioners was analyzed by using descriptive statistics analysis method and content analysis was used to analyze data collected from the interviews. According to the analyzed data, it was identified that the construction sector in Sri Lanka experiences unethical practices specifically collusion, fraud and bribery, unfair conduct, dishonesty and conflict of interest and further those unethical conducts are mainly influenced by intention of having extra profit, lack of time, unrealistic project targets, economic pressure, personal interest, and maximization by the contractors. Moreover this study concluded that enhancement of ethical conduct of the Quantity Surveyors increases productivity and efficiency of project team, encourage international investors, increase the growth of the industry and project coordination. Training programs to enhance the ethical conduct and decisionmaking skills and proper monitoring and supervision system were identified as recommendations at the end of the research. Key words: Ethical practice, Quantity Surveyors, Construction sector, Performance